



Church Street, High Etherley, DL14 0HT  
2 Bed - House - Mid Terrace  
£112,500

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Rare to the market and situated within the rural and popular village of High Etherley, we are delighted to offer to the market this stylish and spacious two-bedroom mid terrace cottage. The property in our opinion would make an ideal home for a first-time buyer, small family or a potentially lucrative holiday let. The property has a range of added benefits, it is tastefully decorated and has a number of unique and quirky features that add character to this lovely cottage. The cottage has a number of luxurious features to include a solid oak wood floor throughout the whole of the downstairs, and a dual head rainfall walk in shower and jacuzzi bath upstairs.

The property benefits from the opportunity of rear off-road parking for multiple vehicles for a tiny annual fee. The cottage can also be accessed (from this parking), via a rear gate into an enclosed nice sized garden. Although not taken up by the current owner there is planning permission for a conservatory and several properties in the terrace have already extended indicating the opportunity for expansion is there. The property is warmed by gas central heating and is UPVC double glazed throughout, and benefits from a small gravelled garden to the front of the property.

The accommodation comprises; vestibule, lounge, kitchen with dining area, to the first floor is a landing, two bedrooms which are of good size, and a family bathroom. There is no upper chain.

Church Street lies within easy access to the local amenities of Bishop Auckland and West Auckland, but equally is located at the foot of Weardale with access to beautiful scenery and rolling hills. The cottage is located within the catchment area of well performing schools, Toft Hill Primary (Ofsted rating - Outstanding) , Escomb Primary (Ofsted rating Good), and St Johns Comprehensive (Ofsted rating Outstanding).

#### Vendor's comments

The vendor has informed us there was a damp proof course carried out in 2014, and has provided certificates showing this.

The vendor has also informed us there was a new roof fitted in 2014 with a 35 year guarantee.

#### GROUND FLOOR

##### Entrance Vestibule

Tiled flooring and access to lounge.

##### Lounge

14'7 x 12'3 (4.45m x 3.73m)

Stylish fire with surround, radiator, solid wood flooring and UPVC window.

##### Kitchen/Diner

14'9 x 8'4 (4.50m x 2.54m)

Wall and base units, stainless steel sink with mixer tap and drainer, space for fridge freezer, plumbing for washing machine, space for electric cooker, tiled splash backs, spot lights, solid wood flooring, UPVC window, UPVC French doors, storage cupboard and space for a dining room table.

#### FIRST FLOOR

##### Landing

Quality floor coverings, spotlights and loft access.

##### Bedroom One

12'8 x 11'2 (3.86m x 3.40m)

Feature fire with surround, radiator, storage cupboard with lighting, UPVC window with shutter blinds, and quality floor covering.

##### Bedroom Two

8'6 x 8'4 (2.59m x 2.54m)

UPVC window, radiator and quality floor covering.

##### Bathroom

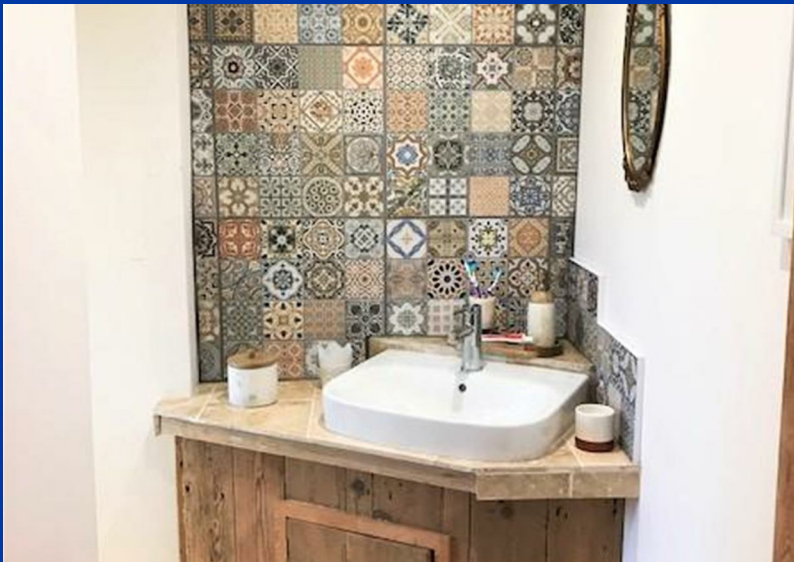
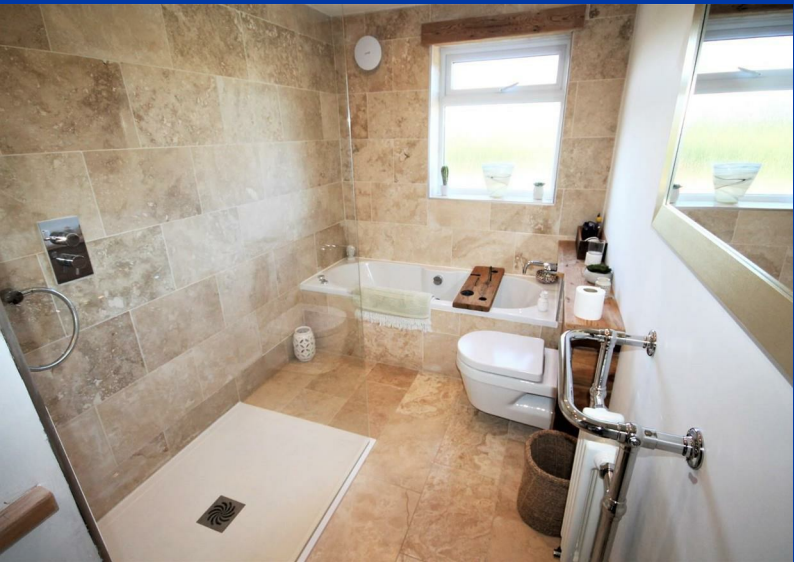
Four piece suite with large double walk in shower, WC, wash hand basin, jacuzzi bath, feature radiator, UPVC window, spotlights, tiled flooring and tiles to the walls.

##### External

To the front is a forecourt area, to the rear is an easy to maintain garden.

##### Tenure - Freehold





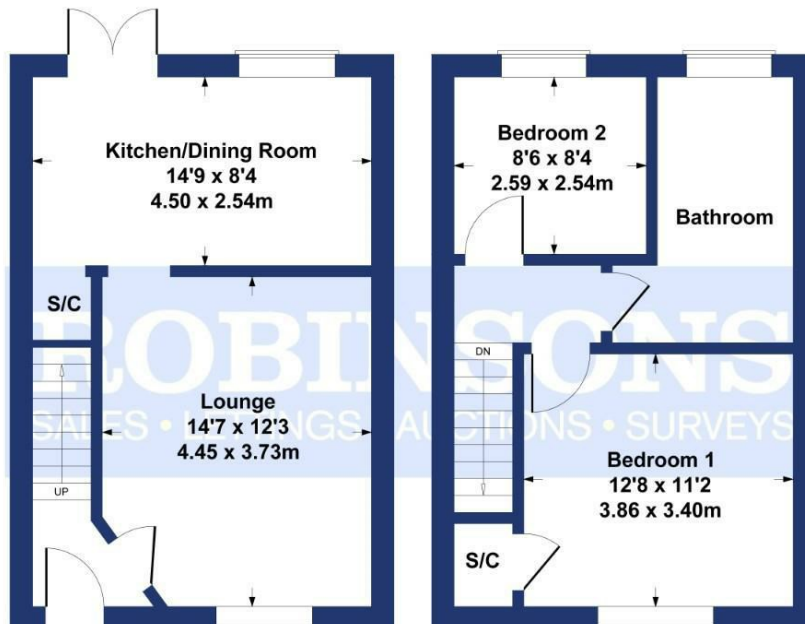


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## Church Street

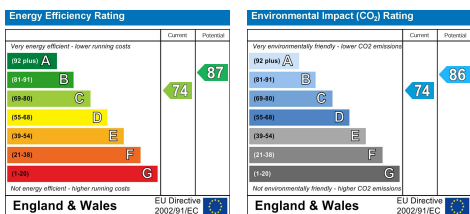
Approximate Gross Internal Area  
702 sq ft - 65 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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